

Warranty Deed with Vendor's Lien

2021/21-560985-Am/MP

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your Social Security number or your driver's license number.

Date: **March 5, 2021**

Grantor: **Robert Scott Farmer and Vicky Chee nka Vicky Farmer, husband and wife**

Grantor's Mailing Address: 153 VAQUERO DRIVE, BOULDER, CO 80303

Grantee: **Justin Chase Perez and Kimberly A Perez, husband and wife**

Grantee's Mailing Address: 1821 Overland stage Rd. Dripping Springs TX. 78620

Consideration:

Cash and other good and valuable consideration along with a note of even date executed by Grantee and payable to the order of BancorpSouth Bank in the principal amount of \$765,000.00 (Seven Hundred Sixty Five Thousand and 00/100 Dollars). The note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of BancorpSouth Bank and by a first-lien deed of trust of even date from Grantee to Charles J. Pignuolo, trustee.

Property (including any improvements):

Lot 11E, STAGECOACH RANCH SECTION TWO, according to the map or plat thereof recorded in Volume 2, Page 357, Plat Records of Hays County, Texas; described by metes and bounds as follows:

FIELD NOTES FOR LOT 11 E, SECTION TWO, STAGECOACH RANCH

Being 10.000 acres of land out of the C. and M. Railroad Company Survey No. 171, and also being out of a tract called 2000.00 acres described in Volume 391, Pages 46-56 of the Deed Records of Hays County, Texas, and being more particularly described as follows:

BEGINNING: At an iron pin set in the East line of an existing road for the Southwest corner of this tract, said point being N 29° 22' 44" E 3205.88 feet from the Southwest corner of above referenced tract;

THENCE: N 47° 38' 06" W 63.17 feet, an iron pin set and N 19° 55' 35" W 326.83 feet, along said East line, to an iron pin set in same for the Northwest corner of this tract;

THENCE: N 83° 37' 10" E 1615.01 feet to an iron pin set for the Northeast corner of this tract;

THENCE: S 15° 11' 09" E 269.50 feet to an iron pin set for the Southeast corner of this tract;

THENCE: S 83° 12' 01" W 1559.18 feet to the Point of Beginning and containing 10.000 acres of land, more or less.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants, and conditions, if any, relating to the hereinabove described property as the same are filed for record in County Clerk's Office of Hays County, Texas.

Grantor, for the Consideration, and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property,

**THE STATE OF TEXAS
COUNTY OF HAYS**

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Hays County, Texas.

21010898 DEED
03/05/2021 03:58:29 PM Total Fees: \$30.00

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas

